



Shrewsbury Road, Stretton,  
Burton-on-Trent



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£181,500



## Key Features

- Desirable Village Location
- Mid Terraced Home
- Three Bedrooms
- No Upward Chain
- Upvc Double Glazing & Gas Central Heating
- Ideal For First Time Buyers & Investors
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed mid terraced home within the desirable village location of Stretton. Having great transport links and fantastic school within walking distance this property is ideal for any first time buyers, families or investors. In brief the accommodation comprises: - entrance porch, lounge, dining kitchen and on the first floor a landing leads to three bedrooms and family bathroom Externally the property has a good sized fully enclosed rear garden with patio areas. To the front is a good sized fore garden which is mainly laid to lawn. The property is offered with no upward chain and available with immediate vacant possession. The Worcester Bosch boiler is only 2 years old, it was installed in January 2024 and is covered by a manufacturer's guarantee until January 2029.

#### Accommodation In Detail

Frosted Upvc double glazed door with side panel leading to

#### Entrance Porch

having consumer unit for electrics and leading through to:

#### Lounge 4.47m x 4.77m (14'8" x 15'7")

having staircase rising to first floor, electric fireplace with hearth and wooden surround, tv aerial point, wood effect LVT flooring (laid 2 years ago), one central heating radiator, Upvc double glazed window to front elevation and opening leading through to:

#### Dining Kitchen 4.47m x 2.99m (14'8" x 9'10")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring electric hob with extractor over, spaces for washing machine, fridge/freezer and tumble dryer, tiled splashback, tile effect LVT flooring (laid 2

years ago), one central heating radiator, Upvc double glazed door to rear elevation and Upvc double glazed windows to rear.

#### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard and carpet to flooring.

#### Bedroom One 2.59m x 3.67m (8'6" x 12'0")

having built-in double wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 2.61m x 3.35m (8'7" x 11'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 1.82m x 2.6m (6'0" x 8'6")

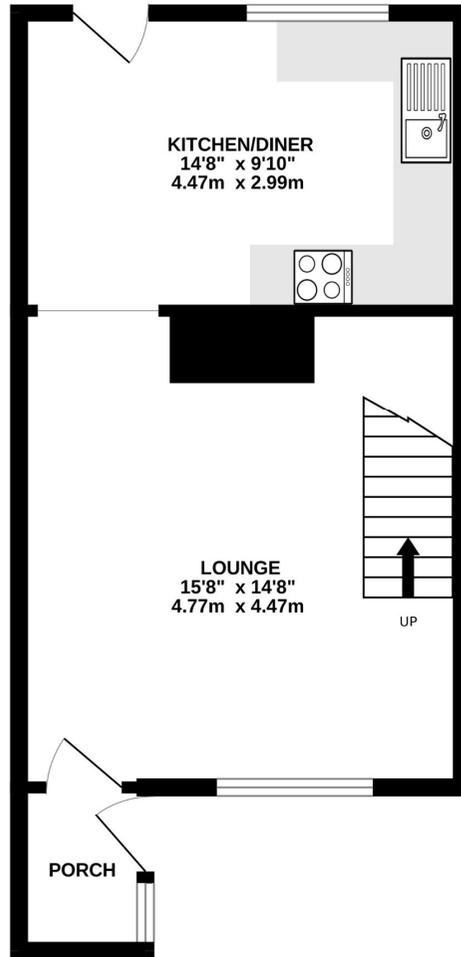
having carpet to floor, one central heating radiator, and Upvc double glazed window to front elevation.

#### Outside

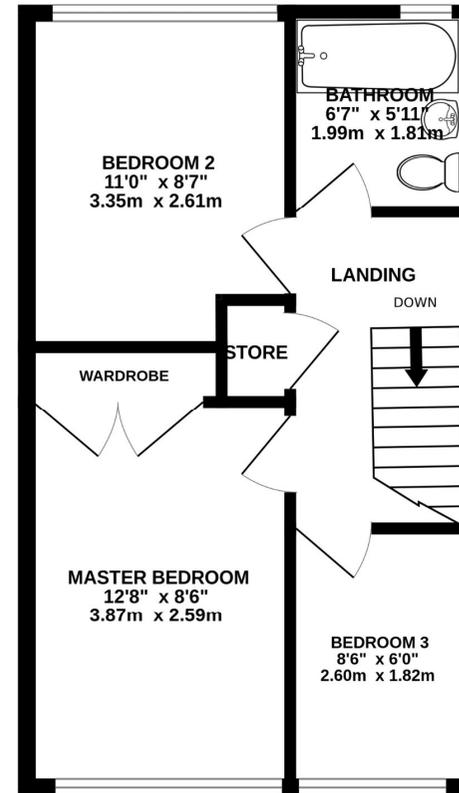
To the front of the property is a good sized fore garden mainly laid to lawn and a paved path leads to the front door. To the rear is a fully enclosed gardens with a number of paved patio areas, space for large garden shed and the rest of the garden is mainly laid to lawn. There is a rear access gate for pedestrian access and bins. There is a single garage among a block pf garages with up and over door and provides good storage.



GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.

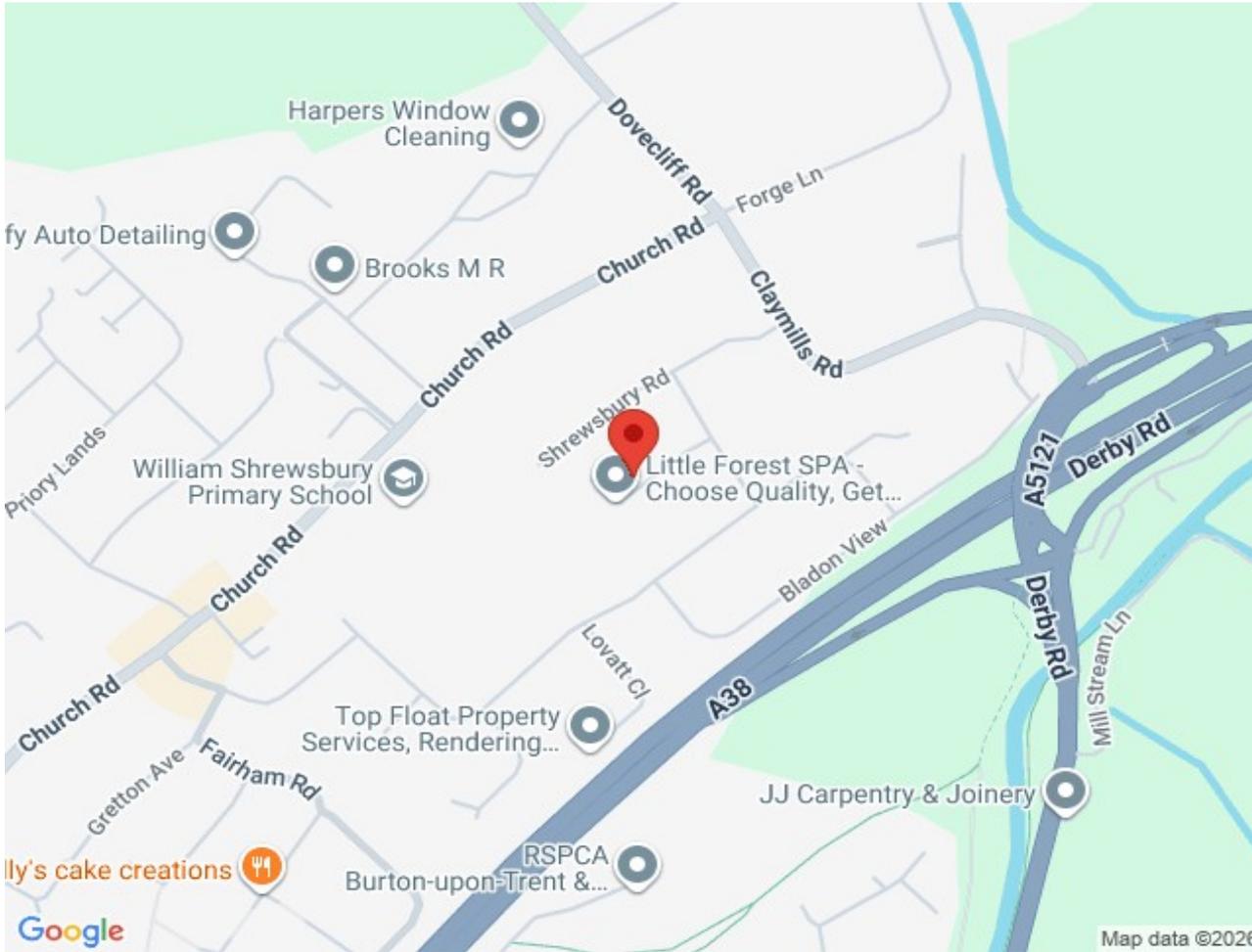


1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

